

Development Authority of Lumpkin County Meeting Minutes
August 18, 2015
Conference Room, Lumpkin County Administration Building

Board Members in attendance: Jim Curtis, Jim Higdon, John Gaston, J. B. Jones, Adam Emrich, Wyman Walden, Kathy Crafton, Jason Cox and Wayne Grindle present.

Associate Members/Guests in attendance: Steve Gooch, Dee Harris, Hunter Bicknell, Sean Phipps, Greg Trammell, Gerald Lewy

Meeting called to order by Chairman Jim Higdon at 9:00 am

Motion to approve agenda: J. B. Jones. Second: Adam Emrich. Motion carried.

Motion to approve June 16, 2015 minutes: John Gaston. Second: J.B. Jones. Motion carried.

Welcome new member Wayne Grindle

Chairman Jim Higdon announced JoAnne Taylor's resignation from the Board leaving the position of Vice Chair vacant. Motion to elect Jim Curtis Vice Chairman: J. B. Jones. Second: Kathy Crafton. Motion carried.

Financial Report – June, 2015. Jason Cox. Nothing unusual noted. July, 2015. Questions about balance sheet. Jason to meet with bookkeeper tomorrow. Delay voting to accept July financials. Motion to accept June, 2015 financial reports: Jim Curtis. Second: Kathy Crafton. Motion carried.

Associate Members Reports: Water Authority director Sean Phipps reported bid opening for water line extension into Camelot Thursday. Expectations are that the elevated storage tank will be online in 18 months or so adding redundancy. Sean noted application in process for a GEFA loan to connect some dead ends and add looping along Auraria Rd and GA 400 corridor.

Executive Director Steve Gooch reported Arcadia project is moving along with ceiling panels installed. BMK Contractor Hunter Bicknell stated the front siding is on. He noted change orders #1 & #2 have been completed. Change orders #3 & #4 are submitted for approval. Both change orders are a result of soil issues. Change order #4 is final change order. Motion to approve change order #3 \$10105.90 and change order #4 \$3725.28 Kathy Crafton. Second: Jim Curtis. Motion carried.

Executive Director Steve Gooch reported that the North East Georgia Medical Center organization has purchased the 50 acre tract on GA 400. The organization indicated they do not have any plans currently but purchased the property for future expansion. They indicated they are not planning to compete with Chestatee Regional Hospital but hope to supplement it.

Steve reported plans in process for construction of an 18,000 sq ft medical office facility at the 400 Intersection near Shell Station.

Steve also noted a developer is curious about land in the 400 intersection area for apartments. Guest Gerald Lewy asked the selling price of the 50 acres. Steve said rumors were that the land sold for \$99,000 per acre. That includes 750,000 gal sewer capacity

Directors Report

Steve reported he is working with a prospect for a shopping center

Refrigiwear needs more room. He is meeting with them next week. Either expand our building or connect the two somehow.

Louver Shop will probably be moving by the end of the year. Not as great an impact on Lumpkin County workforce since 80% of their workforce lives in Hall County.

Building is owned by Reeves. It is for sale has water but no natural gas.

Member Wayne Grindle asked Steve if the Authority has any long range plans including buying land for development. Steve stated he doesn't think the BOC will expend funds for new land purchases. They gave \$500,000 to the Arcadia build. Mike Cottrell owns 40 acres south of the industrial park and he is willing to work with us, maybe a partnership. Steve noted he thinks the BOC would put us back on the list for SPLOST but we would need plan before approaching them.

Member Kathy Crafton reported the visioning project was presented to the BOC. Each partner will be responsible for \$13,000 of the costs.

Steve mentioned hearing a lot of negative comments about the growth of UNG. He emphasized we need the college. Encourage positive messages. Transportation problems are issues that need to be addressed by the city and county.

Member Wayne Grindle asked if there were plans for the Pine Tree property. Steve said Mike Cottrell wants to market it for development.

Motion to adjourn: J. B. Jones. Second: Wayne Grindle. Meeting adjourned by Chairman Jim Higdon at 9:50am

Approved